



Carlos Jackson
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Commissioners

March 29, 2005

Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**ADOPT A RESOLUTION APPROVING THE PRELIMINARY PLAN AND
RELATED ACTIONS FOR THE PROPOSED REDEVELOPMENT PLAN FOR
THE WHITESIDE REDEVELOPMENT PROJECT AREA (1)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the attached Resolution approving the Preliminary Plan for the Proposed Redevelopment Plan for the Whiteside Redevelopment Project Area (Preliminary Plan), authorizing the preparation of a Preliminary Redevelopment Report and establishing a year of last equalized assessment roll to be used for allocation of taxes, in order to proceed with adoption of a Redevelopment Plan for the Whiteside community.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

As the redevelopment agency for the County of Los Angeles, the Commission is responsible for several actions prior to redevelopment project area adoption. The attached Resolution calls for approval of actions that are required before a redevelopment project area can be adopted in the Whiteside community.

FISCAL IMPACT/FINANCING:

There is no fiscal impact associated with this action.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The Whiteside community, identified in the attached map, comprises approximately 133 acres in the unincorporated area of Los Angeles County and is characterized primarily by industrial land uses. On February 15, 2005 the Board of Supervisors adopted a Resolution designating Whiteside as a redevelopment survey area for potential redevelopment.

Board designation of Whiteside as a survey area authorized the Commission to study and document the extent of any slum and blight conditions to determine if redevelopment is appropriate and feasible for the area.

On March 1, 2005, the Regional Planning Commission adopted a Preliminary Redevelopment Plan for Whiteside (Exhibit A). Pursuant to California Health and Safety Code (the Code) Section 33325, the Preliminary Plan is now being presented to your Board for approval. The Preliminary Plan provides general statements of proposed land uses, street layouts, building densities, and other characteristics of the proposed Whiteside Redevelopment Project Area.

Adoption of the attached Resolution is the next step in the formation of a redevelopment project area and will allow the redevelopment plan process to proceed. By adopting the Resolution, your Board will accept the Preliminary Redevelopment Plan adopted by the Regional Planning Commission for the Whiteside Redevelopment Project Area, authorize preparation of a Preliminary Redevelopment Report, and authorize transmittal of certain documents and information, outlined below, to the State Board of Equalization and other agencies.

The Resolution will authorize preparation of a Preliminary Redevelopment Report pursuant to Section 33344.5 of the Code, which will document existing physical and economic blighting conditions in the proposed Whiteside Redevelopment Project Area, as well as the financial feasibility of the proposed Whiteside Redevelopment Plan.

Also in accordance with Section 33344.5 of the Code, the Resolution will authorize the transmittal of the Preliminary Redevelopment Report, and other information, to the State Board of Equalization and potentially affected taxing entities in the Whiteside area. This is necessary because adoption of a Redevelopment Plan for Whiteside would change the property tax allocation formula for the taxing entities that currently receive revenue from the Whiteside area. Detailed information on the potential effects on other taxing entities, including the County of Los Angeles General Fund, will be detailed in a report to be presented to your Board at a later date.

The Resolution will also designate the 2004-2005 tax assessment roll as the tax roll to be used for allocation of taxes, pursuant to Section 33670 of the Code. This designation will establish the year of base assessed valuation, which will determine the amount of property tax increment that could be received by the proposed Whiteside Redevelopment Project Area.

ENVIRONMENTAL DOCUMENTATION:


The activities authorized by this resolution are exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations Part 58, Section 58.34 (a)(3) because they involve administrative activities that will not have a physical impact on or result in any physical changes to the environment. The activities are also exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

Prior to Board approval of the final redevelopment plan, an Environmental Impact Report (EIR) will be prepared and circulated for public review pursuant to CEQA. The Board will review the environmental documentation and determine whether or not to adopt findings for the final redevelopment plan at the appropriate time.

IMPACT ON CURRENT PROGRAM:

Adoption of the Resolution will allow the redevelopment plan adoption process for Whiteside to proceed.

Respectfully submitted,


for CARLOS JACKSON
Executive Director

Attachment: 1

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES APPROVING THE PRELIMINARY PLAN FOR THE PROPOSED REDEVELOPMENT PLAN FOR THE WHITESIDE REDEVELOPMENT PROJECT AREA AND AUTHORIZING AND DIRECTING TRANSMITTAL OF CERTAIN DOCUMENTS AND INFORMATION, AUTHORIZING THE PREPARATION OF THE PRELIMINARY REPORT, AND ESTABLISHING A YEAR OF LAST EQUALIZED ASSESSMENT ROLL TO BE USED FOR ALLOCATION OF TAXES

WHEREAS, by Ordinance Number 82-0139, the Board of Supervisors of the County of Los Angeles ("Board") formed the Community Development Commission of the County of Los Angeles ("Commission") to formulate redevelopment projects within the unincorporated areas of the County of Los Angeles; and

WHEREAS, the Commission desires to prepare and adopt a Redevelopment Plan ("Plan") to include a portion of area located within the unincorporated boundaries of the County of Los Angeles, known as the Whiteside area ("Project Area"); and

WHEREAS, on March 2, 2005, by Resolution, the Regional Planning Commission of the County of Los Angeles ("Planning Commission") selected and designated the boundaries of the proposed Project Area, approved a Preliminary Redevelopment Plan ("Preliminary Plan") (Exhibit A) including a map of the proposed Project Area as an exhibit thereto, and has submitted said Preliminary Plan to the Commission; and

WHEREAS, pursuant to the Section 33344.5 of the California Health and Safety Code, the Commission is required to prepare a Preliminary Report to assess existing physical and economic blighting conditions within the proposed Project Area and the financial feasibility of the proposed Plan; and

WHEREAS, in the event the proposed Plan is approved, the 2004-05 assessment roll (as equalized on August 20, 2004) shall be used as the base year assessment roll for the purpose of allocation of taxes pursuant to Section 33670 of the California Health and Safety Code.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES DOES HEREBY RESOLVE AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Preliminary Plan for the proposed Plan as formulated and approved by the Planning Commission and attached hereto as Exhibit A, is hereby approved and accepted by the Commission.

3. The Executive Director of the Commission is hereby authorized and directed to file the information required by Section 33327 of the California Health and Safety Code with the appropriate taxing officials and the State Board of Equalization.
4. The Commission authorizes the preparation of the Preliminary Report described above.
5. The Commission designates the 2004-2005 tax assessment roll as the tax roll to be used for allocation of taxes.

The foregoing Resolution was on this _____ day of _____, 2005, adopted by the Board of Commissioners of the Community Development Commission of the County of Los Angeles.

BOARD OF COMMISSIONERS OF THE COMMUNITY
DEVELOPMENT COMMISSION OF THE COUNTY OF LOS
ANGELES

By _____
Chair

ATTEST:

Violet Varona-Lukens, Executive Officer-
Clerk of the Board of Supervisors of
the County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:
Raymond G. Fortner, Jr.
County Counsel

By Eric Young
Deputy

**PRELIMINARY
REDEVELOPMENT PLAN**

Prepared for:

**WHITESIDE REDEVELOPMENT
PROJECT AREA**

FEBRUARY 2005

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APPENDIX A – Map of the Proposed Project Area

I. BACKGROUND

The Community Development Commission of the County of Los Angeles ("CDC" or "Commission") is in the process of adopting the Redevelopment Plan ("Plan") for the Whiteside Redevelopment Project Area ("Project" or "Project Area"). The proposed Project Area is located within the City Terrace portion of the County of Los Angeles ("County") unincorporated territory more commonly referred to as "Whiteside", which is located along the Interstate 10 Freeway west of the Interstate 710 Freeway and adjacent to California State University, Los Angeles. The proposed Project Area is generally bounded by the City of Los Angeles communities' of Boyle Heights on the west and Lincoln Heights on the north, including the Los Angeles Community Redevelopment Agency's East Adelante Redevelopment Project Area, unincorporated County territory to the south, and the City of Monterey Park on the east. The proposed Project Area primarily consists of industrial land uses.

The Commission is proposing to create a new redevelopment project area for the purpose of implementing redevelopment projects and programs designed to: upgrade public facilities and infrastructure, promote and facilitate economic development and job growth, including the emerging biomedical industry, and generally improve the quality of life for residents, business and property owners within the limits of the biomedical industry proposed Project Area.

Pursuant to Section 33323 of the Community Redevelopment Law ("CRL"), the Planning Commission of the County of Los Angeles shall cooperate with the Commission in selection of project area and in preparation of the Preliminary Plan. Following the Planning Commission's completion of the Preliminary Plan it will be transmitted to the Commission for its approval.

This Preliminary Plan has been prepared to fulfill the requirements of Section 33324 of the Community Redevelopment Law. This Preliminary Plan need not be detailed and is sufficient if it includes the following:

1. Describes the boundaries of the Project Area.
2. Contains a general statement of the land uses, layout of principal streets, population densities and building intensities and standards proposed as the basis for the redevelopment of the Project Area.
3. Shows how the purposes of this part would be attained by redevelopment.
4. Shows that the proposed redevelopment is consistent with the community's general plan.
5. Describes, generally, the impact of the Project upon the area's residents and upon the surrounding neighborhood.

The primary purpose of this Preliminary Plan is to serve as the basis for the preparation of the Redevelopment Plan. More detailed and specific studies are to be initiated which will identify specific problems, and target programs, projects and implementation actions necessary to effectuate the achievement of public policy affecting the Redevelopment Plan.

II. DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA

The boundaries of the proposed Project Area are illustrated on the map attached as Appendix "A" and incorporated herein. The Project Area is generally bounded by the following: Indiana Street on the west, Interstate 10 Freeway/Fowler Street on the south, Eastern Avenue on the east, and the unincorporated County boundary limit on the north. The proposed Project Area encompasses approximately 133 areas.

III. GENERAL STATEMENT OF PROPOSED LAND USES

As a basis for the redevelopment of the proposed Project Area, it is proposed that development and redevelopment be in conformance with the adopted General Plan of the County of Los Angeles, as it presently exists and as amended from time to time; the County of Los Angeles Zoning Code, as it presently exists and as amended from time to time; and all other applicable codes and ordinances, as amended from time to time.

IV. GENERAL STATEMENT OF PROPOSED LAYOUT OF PRINCIPAL STREETS

As a basis for the redevelopment of the proposed Project Area, the layout of principal streets shall continue to be in conformance with the circulation elements of the County's General Plan, as amended from time to time. Principal streets that traverse the proposed Project Area include Herbert Avenue, Medford Street, Fowler Street, and Whiteside Street.

V. GENERAL STATEMENT OF PROPOSED POPULATION DENSITIES

As a basis for redevelopment of the proposed Project Area, the population densities shall continue to be in conformance with the County's General Plan, the related zoning ordinance and all other applicable codes and ordinances, as amended from time to time. Within the confines of the Land Use Element of the County's General Plan, there will be a permitted range of commercial, industrial and public uses.

VI. GENERAL STATEMENT OF THE PROPOSED BUILDING INTENSITIES

As a basis for the redevelopment of the proposed Project Area, the building intensities shall continue to be controlled by limits on: (1) the percentage of ground area covered by buildings (land coverage); (2) the building setbacks, parking, landscaping and open space requirements; (3) the location of the buildable area on building sites; and (4) the heights of buildings. Land coverage and locations of buildable sites are generally limited, as is feasible and appropriate, to provide adequate open space, landscaping, parking and a high level of livability. Limits on building intensity shall be established in accordance with the County's General Plan and related zoning ordinances as amended from time to time.

VII. GENERAL STATEMENT OF THE PROPOSED BUILDING STANDARDS

As a basis for the redevelopment of the proposed Project Area, building standards shall continue to conform to the building requirements of all applicable state statutes and all applicable County codes and ordinances as amended from time to time.

VIII. ATTAINMENT OF THE PURPOSES OF THE LAW

Adoption of the Redevelopment Plan would enable the attainment of the purposes of the CRL by providing the Commission with the ability to eliminate existing physical and economic blighting conditions within the proposed Project Area. Blighting conditions identified within the proposed Project Area include the following:

- Structural deterioration and dilapidation
- Defective design and physical construction
- Substandard design
- Buildings of inadequate size
- Parking deficiencies
- Poor site conditions and site deficiencies
- Incompatible land uses
- Lots of irregular shape and inadequate size
- Depreciated or stagnant assessed values
- Low industrial property sales
- Low industrial lease rates
- Residential overcrowding
- Lack of commercial facilities
- High crime rate

Without the proposed Project, the elimination of these physical and economic blighting conditions would not be realized. Redevelopment of the proposed Project Area pursuant to this Preliminary Plan will attain the purposes of the CRL through: 1) the elimination of areas experiencing economic dislocation and disuse; 2) the replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which would not be accomplished by private enterprise acting alone without public participation and assistance; 3) the protection and promotion of sound development and redevelopment of blighted areas and the general welfare of citizens of the County by remedying such injurious conditions through the employment of appropriate means; 4) the installation of new or replacement of existing public improvements, facilities, and utilities in areas that are currently inadequately served with regard to such improvements, facilities and utilities; and 5) the development and rehabilitation of improved housing opportunities outside of the proposed Project Area including housing opportunities for low and moderate income persons and families.

IX. CONFORMANCE TO THE GENERAL PLAN OF THE COUNTY

The Redevelopment Plan as proposed conforms to the County's General Plan. The proposed Project Area proposes the same pattern of land uses and includes all streets and public facilities indicated by the County's General Plan.

X. GENERAL IMPACT OF THE REDEVELOPMENT PLAN UPON THE RESIDENTS AND THE SURROUNDING NEIGHBORHOODS

Impacts of the proposed Project upon residents adjacent to the proposed Project Area and surrounding neighborhoods will, in general, include improved access, improved employment, expanded economic development and upgraded public infrastructure.

It is anticipated that direct Commission activity will occur only when sufficient financial resources are available and such action will produce effective and immediate redevelopment results. Environmental review of the proposed Plan and related specific projects will be evaluated by the Commission, the findings of which will be circulated for public review prior to approval of the proposed Plan by the Board of Supervisors.

XI. CONCLUSION

This Preliminary Plan, as the initial document produced in the Redevelopment Plan adoption process, conforms to the requirements of the CRL. The Preliminary Plan is generalized and nonspecific in detail in its parts, evidencing its purpose as a preliminary directional guideline document. The adopted Preliminary Plan provides the Commission with the opportunity to work with the Planning Commission of the County of Los Angeles in determining the boundaries of the proposed Project Area. The Planning Commission during the Plan adoption process will also review the subsequent Draft Redevelopment Plan and the accompanying Draft Program Environmental Impact Report (if required by the Commission's/County's CEQA Implementation Guidelines) that will be prepared and make their report and recommendations to the Commission and the Board of Supervisors prior to the approval of this Project.

ATTACHMENT A SURVEY AREA BOUNDARY MAP

